034.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	531,200 /	531,200
					USE VALUE:	531,200 /	531,200
					ASSESSED:	531,200 /	531,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOCKE RONALD T &
Owner 2:	LOCKE LAUREN R BACKMAN
Owner 3:	
Street 1:	55 GARDNER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHIN NELSON M/MICHELLE L -
Owner 2:	-
Street 1:	55 GARDNER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,129 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 1098 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3129.000	202,300		328,900	531,200
Total Card	0.072	202,300		328,900	531,200
Total Parcel	0.072	202,300		328,900	531,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.79 | /Parcel: 483.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23753
GIS Ref	
GIS Ref	
Insp Date	11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,500	0	3,129.	328,900	531,400	531,400	Year End Roll	12/18/2019
2019	101	FV	154,500	0	3,129.	298,000	452,500	452,500	Year End Roll	1/3/2019
2018	101	FV	154,500	0	3,129.	282,600	437,100	437,100	Year End Roll	12/20/2017
2017	101	FV	154,500	0	3,129.	246,700	401,200	401,200	Year End Roll	1/3/2017
2016	101	FV	154,500	0	3,129.	210,700	365,200	365,200	Year End	1/4/2016
2015	101	FV	123,400	0	3,129.	195,300	318,700	318,700	Year End Roll	12/11/2014
2014	101	FV	123,400	0	3,129.	161,900	285,300	285,300	Year End Roll	12/16/2013
2013	101	FV	123,400	0	3,129.	154,200	277,600	277,600		12/13/2012

!2814!

PRINT

Date	Time
12/10/20	18:09:58

LAST REV

Date	Time
09/20/19	08:50:10
apro	
2814	

USER DEFINED

Prior Id # 1:	23753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIN NELSON M/M	62036-103		6/17/2013		343,500	No	No		
RUTECKY CHRISTI	53484-515		9/1/2009		319,000	No	No		
BENFORD RICHARD	24841-578		9/8/1994		111,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2014	1200	New Wind	9,500		9/16/2014			Install 9 replace
8/14/2014	985	Insulate	378		8/14/2014			Air sealing and in
3/8/2000	197	Addition	40,000	C				16X18 ADDITION-ADD

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
8/17/2001	Permit Visit	PM	Peter M
4/5/2000	Inspected	264	PATRIOT
2/24/2000	Measured	263	PATRIOT
8/10/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3129		Sq. Ft.	Site		0	64.	1.64	3									328,876						328,900	

Total AC/HA: 0.07183 | Total SF/SM: 3129 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 328,876 | Spl Credit | Total: 328,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	82886
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248494
Depreciation:	46220
Depreciated Total:	202274

COMMENTS

COMMON WALL,EST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

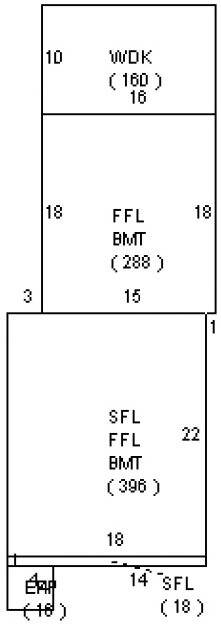
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.86
Special Features:	0	Val/Su Net:	103.32
Final Total:	202300	Val/Su SzAd	184.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	684	37.460	25,622
FFL	First Floor	684	124.860	85,406
SFL	Second Floor	414	124.860	51,693
WDK	Deck	160	11.330	1,813
EFP	Enclos Porch	16	67.150	1,074

Net Sketched Area:	1,958			Total:	165,608
Size Ad	1098	Gross Are	1958	FinArea	1098

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	